

ZONING AND BUILDING AGENDA

JANUARY 22, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

The court has directed the County Board and Zoning Board of Appeals to proceed expeditiously to avoid undue prejudice to the property owner and has set this matter for status on December 30, 2003.

We submit for your consideration our Supplemental Findings and Recommendations regarding docket nos. #7129 and #7130 Preliminary Planned Unit Development applications.

242533 DOCKET #7129 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaecher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaecher, as Trustee of the Jolita Arzbaecher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. A-21-03; Z01038). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District, for a Preliminary Planned Unit Development (if approved under companion SU-21-09) for residential use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential uses. **RECOMMENDATION: The Map Amendment from the R-3 Single Family Residence District to the R-5 Single Family Residence District was previously approved by the Cook County Board of Commissioners on June 18, 2002.**

242534 DOCKET #7130 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaecher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaecher, as Trustee of the Jolita Arzbaecher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE (under companion map amendment) for a concept Preliminary Planned Unit Development in the R-5 Single-Family residence District (if granted under companion A-21-03) for a Conceptual Preliminary Planned Unit Development with a subsequent major modification from the R-3 Single Family Residence District to the R-5 Single Family Residence District to a concept Preliminary Planned Unit Development of 250 single family homes in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: This major modification on the above Docket #7129 and #7130 was later amended again pursuant to an agreement between the Village of Lemont and the applicant to build not more than 250 single family lots on lot sizes not less than 12,500 square feet subject to the condition that the lots located along the west lot line from 131st Street south to the Derby Road frontage be developed with 17,000 square feet. **RECOMMENDATION: That the Preliminary Planned Unit Development as amended be granted, as it substantially conforms to the Concept Plan.**

The Cook County Board of Commissioners on June 18, 2002 approved the Conceptual Plan.

The above docket nos. #7129 and #7130 applications were rejected at the meeting of February 20, 2003.

The above docket nos. #7129 and #7130 applications were deferred at the meeting of December 16, 2003.

THE ZONING BOARD OF APPEALS RECOMMENDATION CONTINUED:

260254 DOCKET #7541 - CATHOLIC BISHOP OF CHICAGO, Attn: John C. O'Malley, 155 East Superior Street, Chicago, Illinois 60611, Application (No. SU-03-06; Z03125). Submitted by Sexton Energy, LLC, 4415 West Harrison Street, Suite 535, Hillside, Illinois 60162. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to construct a landfill gas-fueled power plant on approximately fifteen acre parcel of property, to capture and convert landfill gas into electricity, rather than flaring landfill gas and allowing flared landfill gas to discharge into the atmosphere in Section 30 of Proviso Township. Property consists of approximately 15.03 acres located on the northeast corner of 31st Street and Interstate 294. Intended use: To construct a landfill gas fuel electrical power plant.
RECOMMENDATION: Based on the foregoing findings, the Zoning Board of Appeals unanimously recommends to the Cook County Board of Commissioners that the request for a Special Use for Unique Use in the R-4 Single Family Residence District for a landfill gas-fueled power plant to capture and convert landfill gas into electricity, rather than flaring the landfill gas and allowing the flared landfill gas to discharge in the atmosphere, be granted. If granted, all pertinent records, maps and the Comprehensive Plan shall be changed in accordance with this recommendation.

261420 DOCKET #7574 - CATHOLIC BISHOP OF CHICAGO, Attn: John C. O'Malley, 155 East Superior Street, Chicago, Illinois 60611, Application (No. SU-03-07; Z03126). Submitted by Sexton Energy, LLC, 4415 West Harrison Street, Suite 535, Hillside, Illinois 60162. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District to construct a landfill gas fueled power plant on approximately 2 acre parcel of property, to capture and convert landfill gas into electricity, rather than flaring landfill gas and allowing flared landfill gas to discharge into the atmosphere in Section 31 of Northfield Township. Property consists of approximately 160.64 acres located on the north side of Central Road east of the Des Plaines River in Northfield Township. Intended use: To build a landfill gas fuel electrical power plant.
RECOMMENDATION: Based on the foregoing findings, the Zoning Board of Appeals unanimously recommends to the Cook County Board of Commissioners that the request for a Special Use for Unique Use in the I-1 Restricted Industrial District for a landfill gas-fueled power plant to capture and convert landfill gas into electricity, rather than flaring the landfill gas and allowing the flared landfill gas to discharge into the atmosphere, be granted. If granted, all pertinent records, maps and the Comprehensive Plan shall be changed in accordance with this recommendation.

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATION:

263516 DOCKET #7578 - P. Blangiardo, Owner, Application: Variation to reduce lot width from the minimum required 150 feet to 99.40 feet (existing) for a 2nd floor addition and attached garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the north side of Forestview Drive, approximately 730 feet east of Portwine Road in Wheeling Township.
Recommendation: That variation application be granted.

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, February 3, 2004.